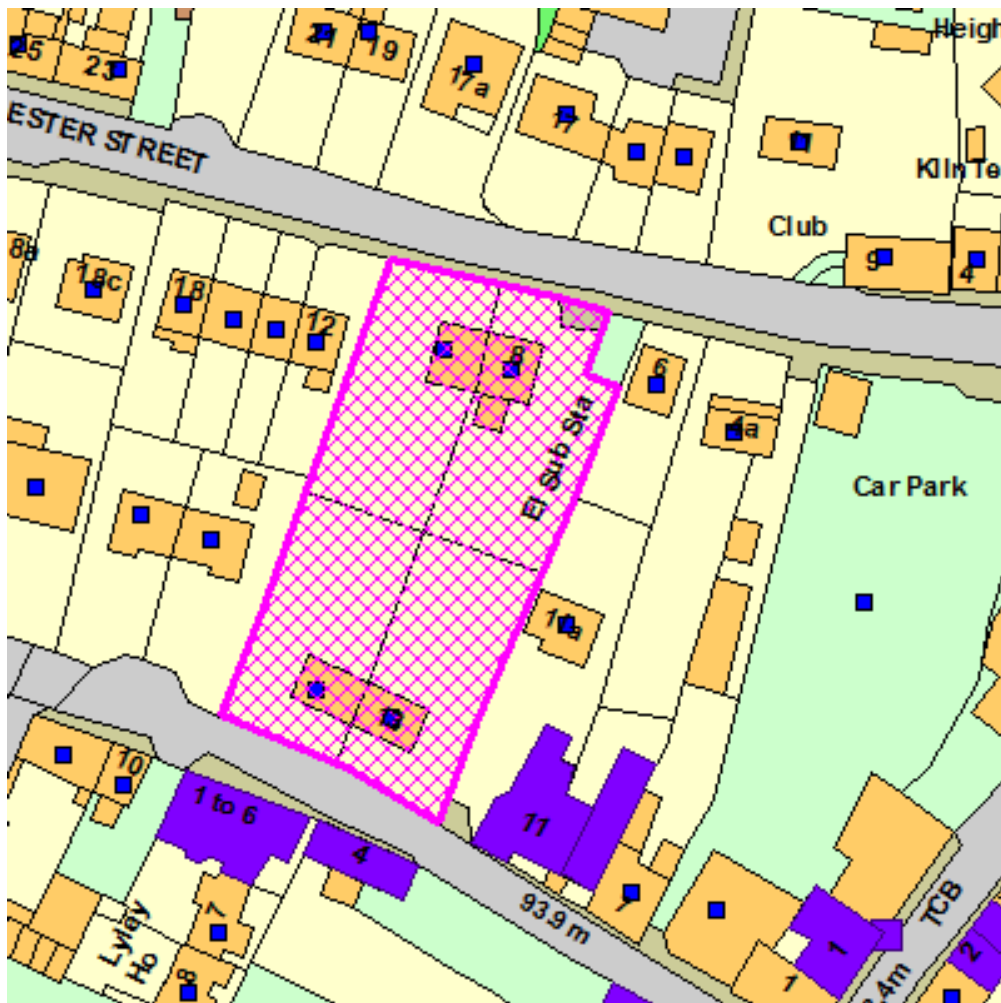




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Item No:	02
Application No.	S.19/1054/FUL
Site Address	Bradley Street & Gloucester Street, Wotton-Under-Edge, Gloucestershire, GL12 7AP
Town/Parish	Wotton Under Edge Town Council
Grid Reference	375486,193386
Application Type	Full Planning Application
Proposal	Erection of 8 affordable dwellings with associated vehicle parking and landscaping following the demolition of the existing buildings. (375486 - 193386)
Recommendation	Subject to conditions
Call in Request	Head of Development Management





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Applicant's Details	Stroud District Council (New Homes & Regeneration Team) Ebley Mill, Ebley Wharf, Stroud, Gloucestershire , GL5 4UB
Agent's Details	Trower Davies Ltd 8 Manor Park , Mackenzie Way , Cheltenham, Gloucestershire , GL51 9TX
Case Officer	Rachel Brown
Application Validated	16.05.2019
	CONSULTEES
Comments Received	Wotton Under Edge Town Council Contaminated Land Officer (E) Development Coordination (E) Policy Implementation Officer (E) SDC Water Resources Engineer Conservation South Team
Constraints	Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Consult area Conservation Area Within 50m of Listed Building Neighbourhood Plan Wotton under Edge Town Council Settlement Boundaries (LP) Village Design Statement
	OFFICER'S REPORT

MAIN ISSUES

- Principle of development
- Design and appearance
- Residential Amenity
- Highways
- Landscape
- Ecology
- Affordable Housing
- Archaeology and Heritage Assets
- Obligations



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DESCRIPTION OF SITE

The application site is located between Gloucester Street and Bradley Street, within the settlement of Wotton under Edge and comprises two blocks of semi-detached dwellings. The application site is rectangular in shape, approximately 0.22 hectares in area.

The site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB) and sits adjacent to the Wotton under Edge Conservation Area. There are a number of grade II listed buildings within close proximity of the site.

PROPOSAL

The application seeks permission for the erection of 8 affordable dwellings with associated vehicle parking and landscaping following the demolition of the existing dwellings.

REVISED DETAILS

Revised site plan submitted to address highway related matters.

MATERIALS

Walls: Stone/render

Roof: Plain tile

Doors/windows: PVCu or similar

REPRESENTATIONS

Statutory Consultees:

SDC Contaminated Land Officer - Recommends landfill informative

SDC Housing Strategy and Community Infrastructure Manager - Support

SDC Water Resources Engineer - Recommends a condition

SDC Senior Biodiversity Officer - Acceptable subject to conditions

GCC Highways Development Management - No highway objection subject to conditions.

Wessex Water - comment on applying for new drainage and water supply connects; confirm no recorded public sewers or water mains within the site; advise surface water discharge must be disposed of in accordance with SuDS Hierarchy and NPPF Guidelines.

Wotton under Edge Town Council - Support with comments.

Summary of their comments:

1. Parking spaces (plot 3) long way from house
2. Concern regarding adequacy of turning area and access onto Gloucester Street



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Public:

At the time of writing this report, 2 objections had been received.

One writer supports the Gloucester Street development; however objects to the plans for the Bradley Street development. These can be summarised as:

- Lack of consideration given to current tenants; will cause detrimental effects to health, social and cultural wellbeing
- Design shows little consideration to reducing green house gas emissions/consideration of environment
- Development of Bradley Street would cause great deal of disruption and ruin one of the older streets of Wotton under Edge
- Loss of home; concern at being relocated
- Lack of need to remove Bradley Street houses
- Immediate effect on surrounding properties i.e. value
- Impact on Conservation Area; houses believed to be first built by local authority within Gloucestershire; should be preserved and maintained; creation of entrance would be dangerous
- Object on financial point of view - lack of justification for gain of one house

One writer agrees to the principle of developing the whole of the site, however objects for the following reasons:

- Goes against social strand of sustainability
- Little consideration given to environmental strand of sustainability - buildings and planting
- Existing building line not being maintained; will change proportions and character of the street
- Poor design
- Little consideration for design of refuse collection points
- Lack of detail regarding treatment to the frontage
- Lack of visitor parking would result in increase demand for parking on Gloucester Street.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework. Available to view at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) and Section 72(1).

Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website:

https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf

Local Plan policies considered for this application include:

CP1 - Presumption in favour of sustainable development.

CP3 - Settlement Hierarchy.

CP9 - Affordable housing.

CP14 - High quality sustainable development.

HC1 - Meeting small-scale housing need within defined settlements.

ES3 - Maintaining quality of life within our environmental limits.



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ES4 - Water resources, quality and flood risk.
ES6 - Providing for biodiversity and geodiversity.
ES7 - Landscape character.
ES10 - Valuing our historic environment and assets.
ES12 - Better design of places.

The proposal should also be considered against the guidance laid out in:
Residential Design Guide SPG (2000)
Stroud District Landscape Assessment SPG (2000)
Planning Obligations SPD (2017)

The application has a number of considerations which both cover the principle of development and the details of the proposed scheme which will be considered in turn below:

INTRODUCTION

The proposal is for the erection of 8 affordable dwellings. Currently the site comprises four 3-bed semi-detached properties that would require considerable expenditure to bring them up to current building regulation standards, in particular with regard to sound insulation, thermal efficiency, access and future adaptability.

Following a Housing Committee Decision in 2017, an initial Demolition Notice was served on all four properties. This notice remains in force until 25th June 2024.

PRINCIPLE OF DEVELOPMENT

The site lies within the defined Settlement Boundary of Wotton under Edge, which is designated as a Second Tier settlement within the Local Plan. Wotton under Edge is a market town that has the ability to support sustainable patterns of living and where there is a presumption in favour of development subject to design and amenity considerations and to a satisfactory means of access being provided. The site is within walking distance of the town centre and is set amongst other residential properties. In this respect the principle of further residential development on the site can be supported, however, the further consideration of the design, layout and appearance of the scheme has to be assessed.

DESIGN AND LAYOUT

Gloucester Street and Bradley Street are mixed in character in terms of the appearance and scale of the dwellings, and there is a variety in terms of building line and size of plots. The existing properties, the subject of this application, sit within relatively large plots in comparison to neighbouring dwellings.

The scale and design of the proposed dwellings is compatible with the surrounding properties and the use of stone roof tiles and natural stone walling is considered appropriate to the new dwellings and their surroundings.

The siting of the dwellings and their general layout would not compete with the surrounding form of the area and there would be no detrimental impact caused to the character and appearance of the street scene.

The arrangement of the plots as defined would provide an adequate garden for the proposed dwellings, including sufficient area for bin storage, compliant with the standards set out in the Council's Residential Design Guide and in keeping with the form of surrounding development. It is also noted that ample space would remain so as not to appear cramped or overdeveloped. Furthermore, the redevelopment of this site would not result in a loss of any open space that is important to the locality.



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RESIDENTIAL AMENITY

The new dwellings have been designed to maintain privacy levels. The new dwellings would be positioned so that they would not result in any significant shadowing or overbearing issues.

The development would not be detrimental to the amenities of the occupiers of neighbouring properties.

HIGHWAYS

A new access would be created directly off Bradley Street to served plots 1, 2 and 3; together with a new access and repositioned access directly off Gloucester Street. The submitted site plan illustrates suitable emerging vehicle visibility splays from the site access.

Each property would have two parking spaces. The internal layout of the site provides for sufficient parking and turning space.

As such, access and parking arrangements are considered to be acceptable.

LANDSCAPE

The site is located within the Cotswold Area of Outstanding Natural Beauty however is surrounded by residential properties and the development of a house in this location would not have a harmful impact on the wider landscape within this part of the AONB.

ECOLOGY

A Preliminary Ecological Assessment and Bat Survey have been submitted with this application. The ecological surveys concluded that no protected species were found to be using the buildings or the site proposed to be re-developed. However the planning system should aim to deliver overall net gains for biodiversity where possible as laid out in the National Planning Policy Framework and other planning policy documents. Simple biodiversity enhancements can be incorporated into the development proposal in the form of bat and bird boxes in trees, integrated bat roost units (bricks and tubes) in buildings, specific nest boxes for swifts, swallows and martins, hedgehog boxes, gaps under fencing to allow free movement of small mammals (e.g. hedgehogs) and amphibians, native tree planting, fruit/nut tree planting, wildflower area. This has been considered and agreed within the submitted plans.

OBLIGATIONS/AFFORDABLE HOUSING

The Council has implemented a Community Infrastructure Levy (CIL). A completed CIL additional questions form has been submitted with the application.

The application will provide 8 affordable homes. The applicant has signed a legal agreement to secure the affordable housing.

ARCHAEOLOGY AND HERITAGE ASSETS

The site is situated adjacent to the Wotton under Edge Conservation Area and within close proximity to a number of listed buildings. It has to be remembered that the built environment derives its character as much from the spaces between and around the buildings as it does from the buildings themselves.

This proposal is for the demolition of 4 houses and the erection of 8 affordable dwellings with vehicle parking. The part of the site that will affect the setting of the conservation area and the adjacent listed buildings relates to the south side which fronts onto Bradley Street.



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The houses currently in this location are of mid C20 date and are not of any particular historic significance. However, they are simple in their detailing and materials and set in generous garden plots. This combines to afford them some aesthetic value and this contributes positively to the setting of the designated heritage assets.

The proposal is for the replacement of these houses with three smaller houses with associated car parking and vehicle turning space. The houses have been simply detailed and will be benign in their appearance. Whilst it is somewhat regrettable that the current gardens will be partially lost to car parking and turning provisions, on balance, this will have only a limited negative impact on the setting of the heritage assets and is considered to be less than substantial harm. Paragraph 196 of the Framework states that any less than substantial harm should be weighed against the public benefits of the proposal. There will be some public benefit afforded by the provision of 4 additional affordable houses and this mitigates the potential harm done by the development.

The proposals would comply with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act, Paras. 189 - 202 of the NPPF (The Framework); and Policy HC1 of the Stroud District Local Plan.

REVIEW OF CONSULTATION RESPONSES

Letters of objection and comment have been received in response to the application and these are available to view on the electronic planning file.

The objections and comments raised have been duly noted and considered in full in the main body of this report.

RECOMMENDATION

In light of the above, it is considered that the proposal complies with the policies outlined.

PUBLIC SECTOR EQUALITIES DUTY

Section 149 of the 2010 Equalities Act states that a public authority must have due regard to equalities.

The two properties on Gloucester Street are long term major voids and currently boarded up. The two properties on Bradley Street are currently occupied. The proposal would involve the demolition of these two properties and the construction of new dwellings. A number of consultations have been undertaken with both tenants, and individual officers have been designated to each household. A meeting was held with the tenants prior to the planning submission, and the drawings sent to each household to they could see the plans prior to the application going live on the Council's website. The tenants will be supported and provided with suitable alternative accommodation throughout the whole process. Following construction of the new dwellings, the tenants will be given the option to return to one of the new properties.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.



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Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site Location Plan of 16/05/2019
Plan number = 1501

Site Plan Proposed of 23/07/2019
Plan number = 1502 Version number = Rev B

Site Sections of 16/05/2019
Plan number = 1503

Street Elevations of 16/05/2019
Plan number = 1504

Proposed floor plan - plot 1 of 16/05/2019
Plan number = 1510

Proposed Elevations - Plot 1 of 16/05/2019
Plan number = 1511

Proposed floor plan - plots 2 and 3 of 16/05/2019
Plan number = 1520

Proposed Elevations - plots 2 and 3 of 16/05/2019
Plan number = 1521

Proposed floor plan - plots 4-6 of 16/05/2019
Plan number = 1530

Proposed Elevations - plots 4-6 of 16/05/2019
Plan number = 1531

Proposed floor plan - plots 7 and 8 of 16/05/2019
Plan number = 1540

Proposed Elevations - plots 7 and 8 of 16/05/2019
Plan number = 1541



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Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. No works shall take place on the external surfaces of the building(s) hereby permitted until samples of the materials to be used in the construction works have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area.

4. No development shall commence on site until a detailed design, maintenance & management strategy and timetable of implementation for the surface water drainage strategy presented in the Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme for the surface water drainage shall be carried out in accordance with the approved details before the development is first put in to use/occupied.

Reason:

To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

5. Prior to the first occupation of the permitted development the ecological enhancement features will be implemented in full accordance with the previously agreed site plan, drawing number 1502 Rev B, dated July 2019.

Reason:

To protect and enhance the site for biodiversity in accordance with paragraph 175 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

6. Prior to the occupation of development a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority

a) The strategy will identify the areas/features on site that are particularly sensitive for foraging bats;

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.



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All external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason:

To maintain dark corridors for nocturnal wildlife in accordance with Local Plan Policy ES6.

7. Throughout the construction [and demolition] period of the development hereby permitted provision shall be within the site that is sufficient to accommodate the likely demand generated for the following:

- i. parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. provide for wheel washing facilities
- v. All the above to be annotated on a scale plan

Reason:

To reduce the potential impact on the public highway and accommodate the efficient delivery of goods in accordance with paragraph 110 of the National Planning Policy Framework.

8. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no. 1502 rev B, and those facilities shall be maintained available for those purposes thereafter.

Reason:

To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with the paragraphs 108 and 110 of the National Planning Policy Framework.

9. No above ground works shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason:

To ensure adequate water infrastructure provision is made on site for the local fire service to access and tackle any property fire in accordance with paragraph 110 of the National Planning Policy Framework.

10. The vehicular access (Gloucester Street) hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway



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edge of the public road 37m east and 31m west (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent carriageway level.

Reason:

To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

11. The vehicular access (Bradley Street) hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 13m west and 19m east (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.6m and 2.0m at the Y point above the adjacent carriageway level.

Reason:

To avoid an unacceptable impact on highway safety by ensuring that adequate visibility is provided and maintained to ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided in accordance with paragraphs 108 and 110 of the National Planning Policy Framework.

12. The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 1 bicycle per dwelling has been made available in accordance with details to be submitted to and approved in writing by the LPA.

Reason:

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

13. Prior to occupation of the proposed development hereby permitted details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a



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dedication agreement has been entered into or a private management and maintenance company has been established.

Reason:

To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the scope for conflict between traffic and cyclists and pedestrians in accordance with paragraph 108 and 110 the National Planning Policy Framework and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 127 of the Framework.

Note: The applicant is advised that to discharge condition 02, that the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

14. No construction site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries taken at or dispatched from the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.

15. Prior to their construction, details of the new retaining walls elements shown on submitted Site Plan, drawing No 1502 Rev B, shall be submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area.

16. Construction/demolition works shall not be commenced until a scheme specifying the provisions to be made to control dust emanating from the site has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.



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Informatives:

1. The application site is within 250 metres of a suspected landfill site, the applicant/developers attention is drawn to the fact that there is the potential for production and migration of landfill gas. You are reminded that the responsibility for safe development rests with the owner and/or developer. Accordingly, the applicant/developer is advised to seek independent expert advice, regarding the possibility of the presence, or future presence, of gas and whether any precautionary measures are necessary. The Council's Environmental Health Section will make available to you, free of charge, any information or data which it has in relation to the land to which the application applies.
2. The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.
3. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise, dust, smoke/fumes and odour during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting, not burning materials on site and advising neighbours in advance of any particularly noisy works. It should also be noted that the burning of materials that gives rise to dark smoke or the burning of trade waste associated with the development, are immediate offences, actionable via the Local Authority and Environment Agency respectively. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume, noise or dust complaints be received. For further information please contact Mr Dave Jackson, Environmental Protection Manager on 01453 754489.